WARRANTY DEED

B-CASH-03-0424

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Mike Rutledge
Affiant

Subscribed and sworn to before me this 21st DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Rutledge	Mike Rutledge (NAME)	
424 Rosedale Avenue (ADDRESS)	1678 Sunset Rd (ADDRESS)	118-4-61
Nashville, Tennessee (CITY) (STATE) (ZP)	Brentwood Tn 37027 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GERALDINE NASH WORLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIKE RUTLEDGE AND WIFE, SHARON RUTLEDGE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of John H. Canaday's Subdivision of West Lawn of record in Book 332, Page 90, Register's Office for said County.

Said Lot No. 17 fronts 60 feet on the northerly side of Rosedale Avenue and extends back between parallel lines 200 feet to an alley.

Being the same propety conveyed to Geraldine Nash Worley by Last Will and Testament of Eunice McFarland Nash filed for record on February 14, 2000 in Instrument Number 200002140014579, Probate Court of Davidson County, Tennessee.

Being the same property conveyed to Eunice McFarland Nash, subject to Life Estate in Tina Beard McFarland by Installment Deed dated September 6, 1967 and filed for record on September 8, 1967 in Book 4169, Page 187, Register's Office for Davidson County, Tennessee.

Said Tina Beard McFarland is now deceased.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 06/03/03 09:20 2pgs
Fees:13.00 Taxes:203.50

20030603-0075126

unimproved ( )
This is improved (X) property, known as 424 Rosedale Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of May, 2003.

Geraldine Nash Worley
Geraldine Nash Worley

STATE OF Tennessee

COUNTY OF Davidson

I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Geraldine Nash Worley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of May, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903